

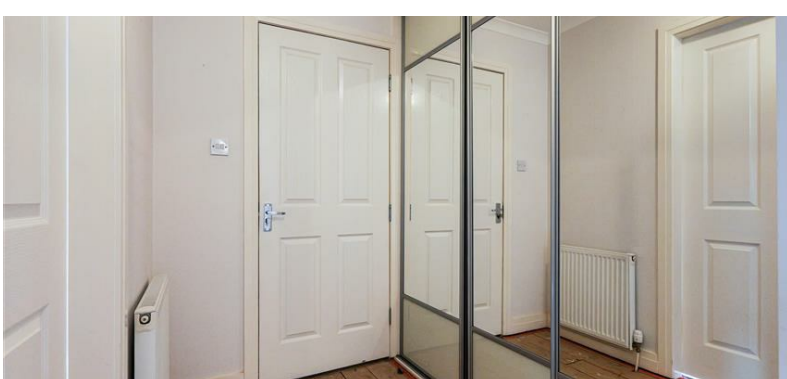


45 Hamilton Road

Motherwell

Offers over £125,000







This charming ground floor apartment is set within a well-maintained and attractive development, offering comfortable living and a welcoming community feel.

The property in central Motherwell opens into a bright entrance vestibule leading to a hallway with impressive triple storage wardrobes, providing excellent space for coats, shoes, and everyday essentials. From here, you'll find a spacious lounge, perfect for relaxing, and a dedicated dining area just off the hall.

The well-looked-after kitchen offers good workspace and storage, while the generous shower room features a closed-off shower for added convenience.

Communal areas are exceptionally well kept, including the bright and tidy hallways, and residents can enjoy a stunning central garden — beautifully maintained and ideal for relaxing outdoors. Ample communal parking ensures ease and convenience for residents and visitors alike.

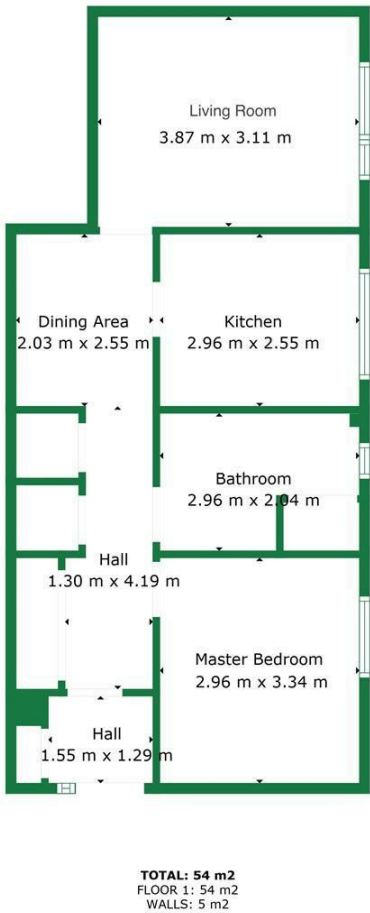
A perfect home for first-time buyers, downsizers, or anyone seeking a peaceful, well-kept setting with great amenities.

The property falls within the school catchment area for the popular Ladywell Primary and Dalziel High School. Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town's bus services offer comprehensive links to the surrounding areas and Motherwell train station offers direct rail links to Glasgow, Edinburgh, Newcastle and London.

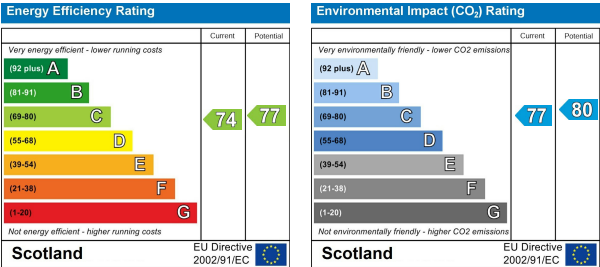
Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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